

APPENDIX B
TABLE OF DIMENSIONAL REQUIREMENTS

DISTRICT	Min. Lot Area (acre)	Min. Frontage (ft.)	Min. front yard (ft.)	Min. side and rear yard (ft.)	Max. Bldg. Height (stories/ ft.)	Max. Bldg. Coverage (% of lot)
R40	1.0	150	25	15	2.5 / 35	15
FA	1.5	150	50	15	2.5 / 35	20
LB	1.0	150	25	15	2.5 / 35	15
COM	1.0	150	40 dwell/ 50 all others	15 dwell/ 30 all others	2.5 / 35	30
TR	1.0	150	25	15	2.5 / 35	15
P	1.0	150	50	15	2.5 / 35	-
MN	1.0	150	25	15	-	-
MFD	4.0	40	-	-	3/45	-
MFD/55	12.0	150	-	-	3/45	-
CDD	12.0	150	150	-	2.5 / 35	-
HI	1.0	150	50	50	2.5/35	35
HCOD	80.0	150	50	50	3.0/80	55
OR	1.0	150	50	50	2.5/35	35

3511. An accessory building not more than 20 feet in height above the average grade level around the structure. Accessory buildings shall not be more than one and one-half (1-1/2) stories and shall not be habitable.

4131. Lots of 10,000 square feet or less upon which the existing primary residence was erected prior to March 18, 1992, may reduce the fifteen foot (15') side and rear setback requirement to ten feet (10') providing proof is submitted to the Building Commissioner that the lot existed prior to the acceptance of Master Zoning (March 18, 1992.)

4132. Pre-existing non-conforming residential lots (R40, TR) of 15,000 square feet or less shall be allowed to have a maximum lot coverage of up to 20%.

4143. A detached accessory building or structure shall be located on the same lot and behind the front line of the principal building, provided that not more than twenty-five (25) percent of the required yard area shall be so occupied, and further provided that an accessory structure shall not be located nearer than ten (10) feet from the principal building and at least ten (10) feet from any side or rear lot line.